Karen Johnson Davidson County
Batch# 423238 **DEEDWARR**
06/22/2020 03:35:05 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200622-0067017

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson
**The actual consideration or value, whichever is greater, for this transfer is $275,000.00.**

**Affiant**

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Subscribed and sworn to before me, this** 19th **day of June, 2020.**

**Notary Public**
**My commission expires:** 05/03/2021

**06-2005-77456**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Kevin J. Schmidt<br>3360 Cain Harbor Drive<br>Nashville TN 37214 | NEW OWNER | 062-02-0-B-123.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James C. Berning, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin J. Schmidt, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 56, on the Plan of First Amendment, Abbington Park, Phase One - Section Three, of record in Instrument No. 20040728-0090230, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James C. Berning, an unmarried man by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated February 28, 2005, recorded March 3, 2005, of record in Instrument No. 20050303-0023394, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3360 Cain Harbor Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18 day of June, 2020.

James C. Berning

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James C. Berning** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18 day of June, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY